083.0	0007	0010.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	655,900 /	655,900
					USE VALUE:	655,900 /	655,900
					ASSESSED:	655,900 /	655,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEXTON JOHN P
Owner 2:	
Owner 3:	
Street 1:	51 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEXTON JOHN P & CAROL ANN -
Owner 2:	-
Street 1:	51 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,623 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9623.000	159,800		496,100	655,900
Total Card	0.221	159,800		496,100	655,900
Total Parcel	0.221	159,800		496,100	655,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 703.76 | /Parcel: 703.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52329

GIS Ref

GIS Ref

Insp Date 09/13/18

!6801!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	159,900	0	9,623.	496,100	656,000	656,000	Year End Roll	12/18/2019
2019	101	FV	144,700	0	9,623.	489,000	633,700	633,700	Year End Roll	1/3/2019
2018	101	FV	144,700	0	9,623.	375,600	520,300	520,300	Year End Roll	12/20/2017
2017	101	FV	144,700	0	9,623.	354,300	499,000	499,000	Year End Roll	1/3/2017
2016	101	FV	144,700	0	9,623.	326,000	470,700	470,700	Year End	1/4/2016
2015	101	FV	136,700	0	9,623.	304,700	441,400	441,400	Year End Roll	12/11/2014
2014	101	FV	136,700	0	9,623.	280,600	417,300	417,300	Year End Roll	12/16/2013
2013	101	FV	136,700	0	9,623.	280,600	417,300	417,300		12/13/2012

PRINT

Date	Time
12/10/20	21:31:10

LAST REV

Date	Time
05/06/20	09:55:00

mmcmakin

6801

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10990-493		11/24/1965			No	No		CAROL A SEXTON D.O.D. 3/5/2014 BK 64292 PG 18

USER DEFINED

Prior Id # 1:	52329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
3/8/2012	Meas/Inspect	JBS	JOHN S
3/9/2009	Meas/Inspect	372	PATRIOT
3/30/2001	Inspected	201	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9623		Sq. Ft.	Site		0	70.	0.74	6									496,080						496,100	

Total AC/HA: 0.22091 | Total SF/SM: 9623 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 496,080 | Spl Credit | Total: 496,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	49750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248108
Depreciation:	88326
Depreciated Total:	159781

COMMENTS

BMT GETS WATER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

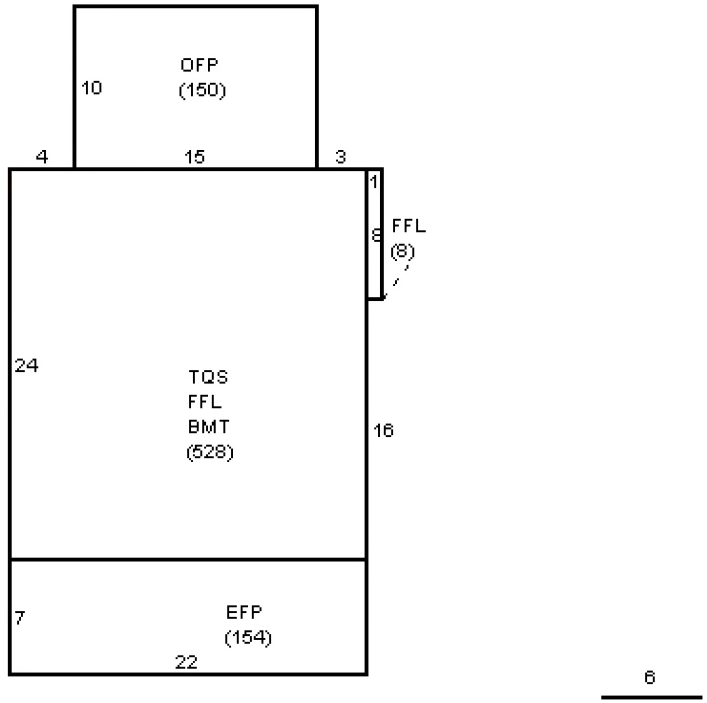
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 314060.6617
Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	90.59
Final Total:	159800	Val/Su SzAd	171.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	536	171.990	92,187
BMT	Basement	528	51.600	27,243
TQS	3/4 Story	396	171.990	68,108
EFP	Enclos Porch	154	44.010	6,777
OFP	Open Porch	150	26.950	4,043
	Net Sketched Area:	1,764	Total:	198,358
Size Ad	932	Gross Are	1896	FinArea 932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc